

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Luzerne County

State: PA

PJ's Total HOME Allocation Received: \$19,570,371

PJ's Size Grouping*: C

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
				PJs in State:	29		
Program Progress:							
% of Funds Committed	93.47 %	92.54 %	15	90.66 %	75	76	
% of Funds Disbursed	81.47 %	86.13 %	27	81.06 %	38	40	
Leveraging Ratio for Rental Activities	4.6	4.83	1	4.62	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	93.21 %	1	81.27 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	87.71 %	69.32 %	4	68.23 %	79	83	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	71.13 %	82.60 %	22	79.86 %	21	20	
% of 0-30% AMI Renters to All Renters***	31.55 %	37.61 %	18	44.82 %	29	27	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	97.02 %	98.45 %	22	94.65 %	37	37	
Overall Ranking:			In State:	9 / 29	Nationally:	69 70	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$21,883	\$19,557		\$25,419	336 Units	37.70 %	
Homebuyer Unit	\$28,648	\$15,500		\$14,530	185 Units	20.70 %	
Homeowner-Rehab Unit	\$11,049	\$15,967		\$20,251	371 Units	41.60 %	
TBRA Unit	\$0	\$5,674		\$3,156	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Luzerne County PA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$79,716	\$82,400	\$12,915
State:*	\$97,618	\$36,664	\$16,019
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.93

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	90.5	79.9	99.5	0.0
Black/African American:	2.8	3.3	0.3	0.0
Asian:	0.9	1.1	0.3	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	1.2	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.3	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:

Hispanic	4.3	15.8	0.0	0.0
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HOUSEHOLD SIZE:

1 Person:	36.2	31.0	49.5	0.0
2 Persons:	24.5	22.8	27.0	0.0
3 Persons:	17.8	15.8	9.2	0.0
4 Persons:	10.4	20.7	7.0	0.0
5 Persons:	8.0	5.4	5.1	0.0
6 Persons:	2.5	2.7	1.9	0.0
7 Persons:	0.6	0.5	0.3	0.0
8 or more Persons:	0.0	1.1	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	17.8	28.3	17.3	0.0
Elderly:	22.4	4.3	54.1	0.0
Related/Single Parent:	34.4	33.2	8.6	0.0
Related/Two Parent:	18.4	33.2	16.2	0.0
Other:	7.1	1.1	3.8	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	30.4	1.6 [#]
HOME TBRA:	0.0	
Other:	0.6	
No Assistance:	69.0	

of Section 504 Compliant Units / Completed Units Since 2001 85

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM SNAPSHOT WORKSHEET - RED FLAG INDICATORS

Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Luzerne County

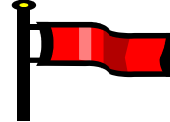
State: PA

Group Rank: 69
(Percentile)

State Rank: 9 / 29 PJs

Overall Rank: 70
(Percentile)

Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	87.71	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	71.13	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	97.02	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	3.8	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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